



## LETTER FROM THE CHAIR

As the 2004 licensing period approaches, a word of caution might be in order. We continue to deal with the issue of self auditing the 12 hour Continuing Education requirement and as a result have taken a hard line on those who are either careless about the course work they take or who let time run out and play the odds they won't be audited. No licensee I know wants to retake the pre-license course or take the test again, however, these are guidelines the Commission has set for those who don't follow the rules. Failure to comply can result in revocation of your license. Make sure you take the required number of hours, that they are approved courses, and at least one is a three (3) hour core course. Save your certificates.

However, if you are renewing your license for the first time and have never taken the 12 hour Missouri Real Estate Practice course, you are required to take this specific course. No other course will meet your required CE nor can this course be used by anyone who has previously renewed. When in doubt, call the MREC for help.

The Commission is made up of 7 members who oversee over 43,000 licenses, meets 6-8 times a year around the state, and the public is welcome during our open sessions. Along with reviewing complaints, investigations, audits, CE, hearings, and license approval, the Commission is currently working with task forces to study VOWS (Virtual Office Web Sites) and to streamline the approval of

CE courses and instructors. As a reminder, the Missouri Statutes, Rules and Regulations, complaint forms and the answers to many questions can be found on our web site at [www.pr.mo.gov](http://www.pr.mo.gov).

Have a safe and happy new year!

Jan Hunt, Chairman  
Missouri Real Estate Commission

### IN THIS ISSUE...

Letter from the Chair.....	1
Need to Find an Approved School? .....	2
Does the Commission Have Your Correct Address? .....	2
Years of Service.....	3
New Commissioners.....	3
Message from Division Director.....	4
License Requirement.....	5
Reading Extracurricular Materials in Class .....	5
Frequently Asked Questions.....	5
List of Top 9 Renewal Hurdles .....	8
Statutory Changes.....	9
New Missouri Statutes, Rules & Regulations Handbook .....	10
Inducements - the cans and can not's.....	11
Military Duty and Continuing Education.....	11
Broker Disclosure Form Notice .....	11
2004 Holiday Schedule .....	12
2004 Commission Meeting Schedule.....	12
Disciplinary Actions .....	13
Broker Disclosure Form.....	center insert

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The Honorable Bob Holden

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**Division of Professional Registration**

Marilyn Taylor Williams, Director

**Missouri Real Estate Commission**

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Kansas City, Missouri

Sharon M. Keating, Member

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MREC Newsletter is an official publication of the  
Division of Professional Registration

***NEED TO FIND AN  
APPROVED SCHOOL?***

All MREC accredited schools are listed on our web site. To link to our web site, access [www.pr.mo.gov](http://www.pr.mo.gov) and follow the prompts. On the right hand side of the page, click on the Regulated Professions icon. On the next page, scroll down and click on the Real Estate Agents, Brokers icon. This will bring you to the Commission's web site.

Next click on the Approved Education Providers icon.

You will have the option of selecting salesperson or broker pre-license schools, continuing education providers, or Missouri Real Estate Practice course providers.

Approved education providers are listed in alphabetic order along with their address and phone number.

The MREC approves courses in two formats - Classroom Courses and Distance Education Courses for those who would like to take classes in the comfort of one's own home.

You need to contact the schools to inquire about times, dates and classes offered, fees, etc.

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***DOES THE COMMISSION HAVE  
YOUR CORRECT ADDRESS?***

Is your correct address on this newsletter? Did all agents in your office receive this newsletter? Please note for all licensees except individual brokers, the address on this newsletter should be your home address. For individual brokers, the address should be your business address.

See page 6 for instructions on how to notify the Commission of an address change. Remember you are required to notify us of your address change within ten (10) days.

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### ***YEARS OF SERVICE***

Recently the Division of Professional Registration honored its employees for their service to the State of Missouri. The following Missouri Real Estate Commission staff members were recognized:

#### **5 Years**

Todd Abernathy, Investigator  
Lee Jaegers, Investigator  
Marla Klynott, Licensing Tech  
Cindy Smith, Education Specialist  
David Thomas, Examiner  
Brenda Weston, Examiner  
Helen Veltrop, Administrative Support

#### **10 Years**

Melinda Hudson, Examination Supervisor  
Pat Robinette, Examination Supervisor

#### **15 Years**

Sandy Bexten, Asst. Licensing Supervisor  
Janet Carder, Executive Director  
Joe Denkler, Investigative Supervisor  
Donna Prenger, Licensing Tech

#### **20 Years**

Karen Buschjost, Administrative Support

#### **25 Years**

Diane Braun, Administrative Support  
Jean Pinnell, Licensing Supervisor

We are very proud to note that of our current twenty-three staff members, nine employees

have been with the Commission for at least ten years.

We would also like to acknowledge Sallie Kiesling for her hard work and dedication to the State of Missouri and the Real Estate Commission. On August 31st Sallie retired after 25 years with the Commission and a total of 33 years with the State of Missouri. Sallie worked in the investigation and complaint section during her tenure with the Commission. We will miss her but wish her the best!

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### ***NEW COMMISSIONERS***

#### ***Sharon Keating***



Appointed to the Real Estate Commission in October 2002, Sharon Keating has held a real estate license since 1979. Beginning as an agent, Sharon opened her own brokerage with six women in 1982 in Jefferson City and opened RE/MAX Jefferson City with her husband in 1992. Sharon's husband, Larry Keating, will be the 2005 President of the Missouri Association of REALTORS and Sharon will be the President of the Jefferson City Area Board of REALTORS that same year.

Over her real estate career, Sharon has helped over 2000 families with their housing needs and feels this is a major factor in her ability to serve as a commissioner. Previous careers were in state government as a human development trainer and in public relations, in banking as a management trainee, and in broadcasting as a television news reporter. Sharon's interests include five adorable grandchildren and lots of horses, dogs and cats. She is an avid Mizzou fan.



**Michael Brown**

Appointed to the Real Estate Commission in February 2003, as the public member, Michael Brown has lived in Kansas City, Missouri nearly all of his life.

Married to Gilma Rivera-Brown in 1995, he has three children: Maya Dena Tilmon Brown, age 6 years, Cheyenne Summer Brown, age 4 years and Dakotah Joan Brown, age 2 years. Mr. Brown enjoys films, books, gardening, yard work, sports, and cultural arts programs.

Commissioner Brown is employed as an associate librarian at Avila College. He has been politically active in his community since 1979. He is Editor and Chief for Ghattostone Publication Company.

Michael has many accomplishments, is a member of many affiliations, plays a part in many activities and has worked on countless campaigns. He brings this diverse background with him.

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**MESSAGE FROM  
DIVISION DIRECTOR**



It is no secret that the State is in a financial crisis. Governor Holden has worked diligently to see that essential state services are funded for children and our most vulnerable citizens. The good news, however, is that the Governor's

budget included a pay increase of \$600 for all state workers making \$40,000 or less. This increase was effective July 1.

The Division of Professional Registration is fortunate to be funded through professional licensing fees that are deposited into dedicated funds. The Division, therefore, does not

have to rely on general revenue funds for its operation. The Legislature passed a retirement incentive package which affects re-hiring of personnel in any position vacated because of this incentive. According to state statute, an agency can fill only 1 out of 4 vacancies caused by this retirement incentive.

House Bill 600, which was signed into law with an emergency clause making this legislation effective July 1, 2003, affects all licensees within the Division of Professional Registration. Effective July 1, 2003, all persons and business entities applying for or renewing a professional license with the Division of Professional Registration are required to have paid all Missouri income taxes, and also are required to have filed all necessary state income tax returns for the preceding three years. If licensees have failed to pay their taxes or have failed to file their tax returns, their licenses will be subject to immediate revocation within 90 days of being notified by the Missouri Department of Revenue of any delinquency or failure to file. This requirement was enacted in House Bill 600 of the 92nd General Assembly (2003), and was signed into law on July 1st by the Governor. My Administrative Staff and the Division's Management Information System staff are working with the Department of Revenue and the Attorney General's Office to establish the necessary procedures for implementing this bill.

Administrative Staff along with the Division's Management Information System staff have been working toward making on-line renewal a reality. We have awarded the credit card contract and are hoping to start pilot boards renewing on-line in the very near future.

Yours truly,

A handwritten signature in cursive script that reads "Marilyn Taylor Williams".

Marilyn Taylor Williams  
Division Director

## ***LICENSE REQUIREMENT***

The Real Estate Commission does not make a distinction between a referral office and other real estate brokerages. A licensee associated with a referral office is subject to the same statutes and regulations as any other person who holds an active Missouri real estate license.

Additionally, it does not matter whether a licensee works full-time or part-time in the real estate profession. All licensees, except those who have been issued an inactive license, must acquire the appropriate twelve (12) hours of continuing education.

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### ***READING EXTRACURRICULAR MATERIALS IN CLASS COULD RESULT IN NO COURSE COMPLETION CERTIFICATE!!***

Those of you who have a tendency to bring extracurricular reading materials into the classroom please BEWARE!! As a heads up to anyone who believes a licensee can attend a course, pay no attention to the instructor, and then expect credit for the course, the MREC will absolutely support an instructor's decision to not issue a certificate if the situation arises.

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## ***FREQUENTLY ASKED QUESTIONS***

**Q. I understand the Commission doesn't keep a record of my continuing education any longer. Who can I contact to find out if I have completed the required number of hours for renewal of my license?**

*A. The Commission expects licensees to keep track of the education hours they have completed for renewal and retain certificates of completion in their own files. If for any rea-*

*son you do not have some or all of your certificates you can contact the course sponsor to request duplicate copies. However, this means you must rely on memory to determine who you took the course from. The best course of action is to be sure you get a certificate each time you complete a course and keep all certificates in a spot you will remember when it comes time to renew.*

**Q. Can I get credit for a course that has not been approved by the MREC?**

*A. Possibly - however, it will be necessary to fill out an Individual Request For Continuing Education form to be reviewed by the Commission staff for determination. Attach to this form a copy of the course completion certificate, a course description, a self addressed stamped envelope, and a \$10 non-refundable fee. The MREC will review the course to determine whether the course content and course administration are acceptable to the Commission and fits into the parameters of Chapter 10 of Missouri regulations. A licensee must submit the request to the MREC for evaluation and receive notice of approval prior to checking YES on the renewal application.*

**Q. When is the latest that a licensee can take an on-line continuing education course?**

*A. According to regulations broker licensees must complete their education by midnight on June 30th and salesperson licensees must complete their education by midnight on September 30th of each even numbered year. The MREC will not accept certificates dated after the renewal date. The time of course completion is determined by the sponsors server. Therefore, be mindful of their clock.*

**Q. Do I need the Missouri Real Estate Practice course or regular continuing education?**

*A. You need the Missouri Real Estate Practice course to renew if you-*



1. Are a new salesperson and obtained your license via examination or reciprocity, and you have never taken the Missouri Real Estate Practice course; or
2. Have a new broker license that was obtained by examination or reciprocity, and you have never taken the Missouri Real Estate Practice course.

*You need regular continuing education to renew if you do not fall under one of the above categories.*

*Please note that this course is to be taken only once.*

**Q. How do I go about changing my address with the Commission?**

*A. Address changes can be submitted by regular mail, fax (573-751-2777) or email to [jpinnell@mail.state.mo.us](mailto:jpinnell@mail.state.mo.us) or on a license/information change form. When you submit your address change, be sure to include identifying information such as full name, license number or former address. If the address change is for an individual broker, be sure to specify if the address change is a change in home address, business address or both.*



**Q. On what date will my application become effective?**

*A. For all new license applicants and status change applicants, the license will not become effective until the broker receives written notification or the license from the Commission. However, if the application is for a transfer from one entity to another and there is no change in the license status, the new broker may permit the licensee to start working once the application is mailed by certified, registered or overnight delivery, if the current license, fee and change form signed by the applicant, old broker and new broker are mailed together, in one envelope.*

**Q. How can I obtain the most recent applications and forms?**

*A. You may download all the Commission's licensing forms and applications from our web site at [www.pr.mo.gov](http://www.pr.mo.gov). Click on the Regulated Professions icon then scroll down and click on the Real Estate Agents, Brokers icon. From there you click on the Application Forms icon. All of our forms and the prelicense and continuing education providers are available for printing. If you do not have access to the Internet, you can phone, write or fax this office and the forms will be faxed or mailed to you.*

**Q. How can the designated broker of an entity be changed?**

*A. Before the designated broker can change, the new designated broker of the entity must first hold an officer type title in the corporation or hold a title of member, manager or organizer in the LLC (association). If the new designated broker is not already licensed as a broker-officer of the corporation or a broker-associate of the LLC, the new designated broker must complete a license/information change form to become licensed as such. Once licensed properly with the entity, a Change in Designated Broker form must be completed and signed by the former designated broker and new designated broker to complete the change.*

**Q. How can I receive a license certification or license history?**

*A. To receive a certification of licensure, the Commission must receive a written request with the certification fee of \$10.00. If you wish to have education and examination information included in the certification, the written request will need to indicate that education and examination information should be included and will need to be signed by the individual that is the subject of the certification. If you were licensed prior to 1984 and*

*you wish to have education and examination information included in the certification, the total cost will be \$15.00. You can expect to receive the license certification within two weeks of the Commission's receipt of the completed request.*

**Q. How can I look up my license number or check to see if someone holds a valid Missouri real estate license?**

*A. If the individual you are querying for has a current and active license, you can find this information on our web page at [www.pr.mo.gov](http://www.pr.mo.gov) by clicking on Licensee Search. Leave the County Name and Profession Name fields set at "All". Under Search Criteria click on Licensee Name (Last, First - Partial - enter in textbox below) and enter the last name and at least part of the first name of the individual, separating the last name and first name by a comma in the text box below Practitioner DBA and then click on the search icon. You will then get a list of matches and you can choose the individual you want.*

**Q. If I would like to do a mailing to Missouri real estate licensees, how can I obtain this information?**

*A. All of our active licensee files are now on the web at [www.pr.mo.gov](http://www.pr.mo.gov) under the Downloadable Listings icon. You can download each desired directory into a spreadsheet type program (excel, access) and then you would be able to sort the data by zip code etc. These files will provide you with the names and mailing addresses for all actively licensed Missouri licensees.*

**Q. Why do I need a written policy if I don't have any licensees?**

*A. 339.760.1 RSMo requires that every broker adopt a written office policy that identifies and describes the relationships in which the broker and his affiliated licensees may enter. In order to comply with this statute, a broker that holds an active license is required*

*to maintain the written office policy, regardless of whether or not the broker has licensees under his/her supervision.*

**Q. What needs to be in my office policy?**

*A. As stated above, the written office policy must both identify and describe the relationships in which the broker and affiliated licensees may enter into. A completed Broker Disclosure Form may be adopted as the written office policy.*

*Brokers may also choose to include other office procedural issues within their written office policy, but the statute only requires that it identifies and describes the relationships offered by the broker.*

**Q. Am I required to have a sign displayed outside my home? If so, what needs to be on the sign, and what are the size requirements?**

*A. Whether the office is located in the home or at another location, a broker is required to display a business sign outside the business if they have had any activity within the last year or if they hold the licenses of others. 4 CSR 250-8.010 (2) states that the sign must be of sufficient size to identify it, but there are no other specific size requirements. The sign must contain the name under which the broker or company is licensed, or the regular business name. Business hours must also be posted if they are other than the usual business hours.*

**Q. Do I have to hang my license on the wall or can I keep it in a file?**

*A. 4 CSR 250-8.060 requires that every broker maintain all licenses associated with the firm in the main office or branch office and that the licenses be displayed to any member of the public on request. The regulation does not require that the licenses be displayed on the wall of the office.*

**Q. I've lost my license, how do I get another one?**

*A. The broker must submit a written request for a duplicate license along with a fee of \$25.00.*

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***LIST OF TOP 9 RENEWAL  
HURDLES***

This article is being written to alert you to some of the renewal mistakes that we have seen repeatedly over the years. We all make mistakes and we all need assistance correcting these mistakes. Unfortunately, these "little" renewal mistakes are often multiplied by thousands and most, even the little ones, are costly in some way (i.e. time and money). It is our hope that by reviewing the "Top 9 Mistakes" listed below and by being mindful of them you can avoid these same pitfalls and enjoy a smoother renewal experience in 2004.

1. The most common reason renewal applications were returned last renewal period was because the licensee neglected to submit their renewal fee with the renewal application. Renewal fees for all resident broker type and entity type licenses are \$50.00 each. Renewal fees for all non-resident broker type and entity type licenses are \$150.00 each. Renewal fees for all resident salesperson type licenses are \$40.00 each, and non-resident salesperson type licenses are \$100.00 each. This information is printed on the renewal.
2. Another very common problem last renewal period was licensees misplacing or not wanting to take the time to look for the original renewal that had been mailed to them. The Commission had to print several thousand duplicate renewals last year due to licensees being careless with the renewal applications when they were received. Please take good care of your renewal application when it is received. The Commission tries to process renewals as quickly as possible so licenses can be printed and mailed as quickly as possible. However, when staff's time is spent printing and distributing thousands of duplicate renewals, it takes away from time normally used to process the renewal applications, thus, causing the mailing of the renewed licenses to be delayed. If it is necessary to have a duplicate renewal or other forms sent to you, please have a fax number ready when you call the Commission to request the forms. Please be sure to provide a fax number that accepts unidentified callers as the Commission's fax number is not an identifiable number.
3. Be sure the Commission has your current address on file. Hundreds of renewal applications were returned to the Commission by the Post Office because of bad addresses. See the question and answer section in this newsletter for instructions on notifying the Commission of an address change.
4. Every active licensee is required to answer a question on the renewal application attesting whether or not they have completed the required continuing education for the renewal period. A renewal application should not be submitted before all of the required continuing education hours have been completed. If you do, you will be guilty of falsifying your renewal application and your license is subject to discipline.
5. All questions must be answered before the renewal application can be processed. Any incomplete application received will be returned for correction. Licensees cannot work after the expiration date of their license unless the broker has received the renewed license or unless the Commis-



sion has received the renewal application and the Commission has verified that the renewal application is complete.

6. Renewal applications postmarked after the expiration date of the license, even if by one day, require a late fee of \$50.00 per month not to exceed a total of \$200.00. So, if you are mailing the renewal the day after it expires, send the late fee or it could delay the processing and mailing of your license as much as four weeks due to the volume of mail at the end of the renewal period.
7. If submitting a renewal application and change form at the same time, be sure to follow all instructions, return licenses, etc. to expedite the processing of the applications.
8. If you are conducting your real estate business as a corporation, partnership, or LLC (association), keep in mind that you must submit a renewal application for your corporation, partnership or LLC as well as a separate renewal application for your personal license as a broker-officer, broker-partner or broker-associate. Until both licenses are renewed no licenses under the entity can be printed or released.
9. Mail early - Mailing on the last day or two can absolutely guarantee you will not have a license for weeks at best and you have no evidence that it was received by the renewal date. Without the new license in hand, you have no guarantee that you are properly renewed.

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### ***STATUTORY CHANGES***

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*Section 339.105.1 was amended effective August 28, 2003.*

339.105. 1. Each broker **who holds funds belonging to another** shall maintain **such funds in** a separate bank account in a financial institution which shall be designated an escrow or trust account. **This requirement includes** funds in which he **or she** may have some future interest or claim. **Such funds** shall be deposited promptly unless all parties having an interest in the funds have agreed otherwise in writing. No broker shall commingle his **or her** personal funds or other funds in this account with the exception that a broker may deposit and keep a sum not to exceed **one thousand** dollars in the account from his **or her** personal funds, which sum shall be specifically identified and deposited to cover service charges related to the account.

2. Each broker shall notify the commission of the name of **his or her intent not to maintain an escrow account, or the name of** the financial institution in which each escrow or trust account is maintained, the name and number of each such account, and shall file written authorization directed to each financial institution to allow the commission or its authorized representative to examine each such account; such notification and authorization shall be submitted on forms provided therefor by the commission. A broker shall notify the commission within **ten business** days of any change of **his or her intent to maintain an escrow account, the** financial institution, account numbers, **or change in account status**.

3. In conjunction with each escrow or trust account a broker shall maintain books, records, contracts and other necessary documents so that the adequacy of said account may be determined at

any time. The account and other records shall be **provided** to the commission and its duly authorized agents **for inspection** at all times during regular business hours at the broker's usual place of business.

4. **Whenever the ownership of any escrow moneys received by a broker pursuant to this section is in dispute by the parties to a real estate sales transaction, the broker shall report and deliver the moneys to the state treasurer within three hundred sixty-five days of the date of the initial projected closing date in compliance with sections 447.500 to 447.595, RSMo. The parties to a real estate sales transaction may agree in writing that the funds are not in dispute and shall notify the broker who is holding the funds.**

5. A broker shall not be entitled to any money or other money paid to him **or her** in connection with any real estate **sales** transaction as part or all of his **or her** commission or fee until the transaction has been consummated or terminated, unless agreed in writing by all parties to the transaction.

6. When, through investigations or otherwise, the commission has reasonable cause to believe that a licensee has acted, is acting or is about to act in violation of this section, the commission may, through the attorney general or any assistants designated by **the attorney general**, proceed in the name of the commission to institute suit to enjoin any act or acts in violation of this section.

7. Any such suit shall be commenced in either the county in which the defendant resides or in the county in which the defendant has acted, is acting or is about to act in violation of this section.

8. In such proceeding, the court shall have power to issue such temporary restraining or injunction orders, without bond, which are necessary to protect the public interest. Any action brought under this section shall be in addition to and not in lieu of any other provisions of this chapter. In such action, the commission or the state need not allege or prove that there is no adequate remedy at law or that any individual has suffered any economic injury as a result of the activity sought to be enjoined.

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### ***NEW MISSOURI STATUTES, RULES AND REGULATIONS HANDBOOK***

The Missouri Real Estate Commission has just completed the process of printing and mailing new statute/regulation handbooks. Our last printing was in July 2000. Provided we have your current address you should have received your new 2003 copy. Since the last printing the following sections have been amended: 339.010, 339.090, 339.105, 339.151, 339.710, 339.720, 339.770, and 4 CSR 250-5.020, so be sure to review the new language. If you need additional copies, you can now print them directly from our web site.

### ***INDUCEMENTS - THE CANS AND CAN NOTS***

At the Missouri Real Estate Commission's December 2003 meeting, it was decided that licensees can include incentives provided by the seller/builder in their advertisements.

However, the ad must clearly indicate that the offer is from the seller and not from the licensee. A statement that says "builder will provide \$2,000 carpet allowance" is acceptable while a statement that says "work with me and I'll get you a \$2,000 carpet allowance" is not.

### ***MILITARY DUTY AND CONTINUING EDUCATION***

The Commission has voted to allow individuals called to active military duty to request an exemption from continuing education upon deployment to active duty.

If you wish to apply for a continuing education waiver due to being called to active duty, submit to this office a copy of your deployment papers along with a written request for waiver. This must be done prior to actually submitting your renewal application. The Commission staff will review the request and, if appropriate, a waiver will be mailed back to you. You must retain a copy of the waiver in your files.

### ***BROKER DISCLOSURE FORM NOTICE***

Included with this newsletter is a camera ready copy of the revised Broker Disclosure Form. As with the previous form, it cannot be altered in any fashion except to include your preprinted company name and address in the area designated "Broker or Entity Name and Address" and to mark the preprinted choices that your brokerage firm authorizes. As always the regulations do require that brokerage service agreements and broker relationship confirmations document, in writing, that the form has been provided to the party.

The form has been modified to bring it into compliance with 4 CSR 250-8.097 that requires all "written" offers to be presented in a timely manner.

It is critical that you retain this original to ensure that you may provide quality reproductions in the future.

## ***2004 HOLIDAY SCHEDULE***

The Missouri Real Estate Commission will be closed on these State of Missouri holidays:

<b>Holidays</b>	<b>Dates in 2004</b>
New Years Day	January 1
Martin Luther King Day	January 19
Lincoln Day	February 12
Presidents Day	February 16
Truman Day (Observed)	May 7
Memorial Day	May 31
Independence Day (Observed)	July 5
Labor Day	September 6
Columbus Day	October 11
Veterans Day	November 11
Thanksgiving Day	November 25
Christmas Day (Observed)	December 24

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## ***2004 COMMISSION MEETING SCHEDULE***

Licensees and members of the public are invited to attend the open session of any meeting. Dates and locations are listed below.

Wednesday	January 28	Jefferson City
Wednesday	March 17	St. Louis
Wednesday	May 5	Springfield
Wednesday	June 23	Lake Ozark
Wednesday	August 11	Kansas City
Friday	October 8	Branson
Wednesday	December 1	Kansas City





## ***DISCIPLINARY ACTIONS***

*DISCLAIMER: Every effort has been made to ensure that the following enforcement information is correct. However, this information should not be relied upon without verification from the Commission office. It should be noted that the names of companies and individuals listed may be similar to the names of the parties who have not had enforcement actions taken against them. Discipline orders are public data and copies may be purchased by contacting the Commission office. Pursuant to Chapter 339, RSMo, a licensee is entitled to engage in the practice of real estate during his/her probationary period providing that the licensee adheres to all of the terms and conditions of the Order. However, a licensee whose license has been suspended, is not entitled to engage in the practice of real estate during his/her suspension period.*

**Brady-Bradley, Geraldine M.**  
Leawood, KS

By Order of the MREC, Brady-Bradley was issued a five-year probated real estate salesperson license on February 24, 2003.

Violations: 339.100.2 (9), (14), (15), (17), and (18), RSMo

On or about January 26, 1993, a federal court entered a judgement on Brady-Bradley's guilty plea to federal bank fraud.

**Baird, Patrick Michael**  
Lee's Summit, MO

By Order of the MREC, Baird was issued a three-year probated real estate salesperson license on June 16, 2003.

Violations: 339.100.2 (15), (17), and (18), RSMo

On February 28, 2000, Baird pled guilty to unlawful transport of a controlled substance with a minor.

**Barber, Brent M.**  
Raymore, MO

By Order of the MREC dated May 29, 2002, Barber's one year probation, initially ordered August 20, 2001, was extended an additional year to August 20, 2003.

Violations: 339.100.2 (19), RSMo

Barber's license had previously been placed on probation with special conditions. Barber was to complete an approved broker course of study and provide satisfactory evidence of completion within the first ninety days of the probationary period. Barber failed to complete the course and to submit proof of completion to the MREC within the required time frame.

**Bridegroom, Robert L.**  
Osage Beach, MO

By Order of the MREC, Bridegroom's broker license was revoked effective June 7, 2002.

Violations: 339.100.2 (10), (14), (15), and (18), RSMo

On June 12, 2000, Bridegroom completed an application to renew his real estate license for the period of July 1, 2000 to June 30, 2002. Bridegroom asserted in his renewal application that he met the appropriate continuing education requirements. That representation was false as Bridegroom had not completed the 12 hours of approved continuing education courses.

**Brookside Properties Inc.**

Nashville, TN

By Joint Stipulation with the MREC, Brookside Properties' license was placed on probation for two years effective August 7, 2002.

Violations: 339.100.2 (14), RSMo

Brookside failed to respond in writing, within thirty days of the Commission's request and failed to submit to an affidavit audit in a timely fashion.

**Brown, Jeffrey Scott**

Kansas City, MO

By Joint Stipulation with the MREC, Brown was issued a five-year probated license, with special conditions, on February 19, 2002.

Violations: 339.100.2 (15), (17), and (18), RSMo 2000

Brown entered pleas of guilty to drug related offenses between May 1990 and May 2000, and is currently on criminal probation. Brown indicated he has been drug and alcohol free for approximately two years.

**Crader, Sheryl Doreen**

Eureka, MO

By Joint Stipulation with the MREC, Ms. Crader's license was suspended for six months effective May 5, 2003 followed by one year probation effective November 5, 2003 with special conditions.

Violations: 339.100.2 (3), (6), (15), and (18), RSMo 2000

Crader signed the name of a seller to a renewed listing contract and also a mutual release of earnest money form without authority from that seller. Neither the buyer

nor seller gave consent, in writing, for Crader's dual representation.

**Crenshaw, Reuben**

St. Louis, MO

By Order of the MREC, Crenshaw's broker license was revoked effective September 29, 2002.

Violations: 339.100.2 (14), RSMo

Crenshaw failed to make his office and business records available for an audit by the MREC.

**Cruse, Patsy Diane**

Independence, MO

By Order of the MREC, on July 26, 2002, Cruse was issued a two-year probated real estate salesperson license, or until she provides satisfactory evidence to the Commission that she has successfully completed her criminal probationary period, whichever comes first.

Violations: 339.100.2 (15), (17), and (18), RSMo

On July 13, 1998, Cruse pled guilty to one count of Class C Felony Stealing. Cruse used a stolen credit card to purchase property with a value in excess of \$150.

**Culpepper, Benjamin S.**

Kansas City, MO

By Order of the MREC, Culpepper's license was revoked on December 21, 2002.

Violations: 339.100.2 (10), (14), and (15), RSMo

On or about October 11, 2000, Culpepper completed an application to renew his real estate salesperson license wherein he assert-

ed that he had "met the appropriate continuing education requirements". Culpepper failed to provide documentation evidencing his successful completion of the required 12 hours of continuing education.

**Cygan, Cindy G.**

St. Peters, MO

By Order of the MREC, Cygan's broker license was revoked effective June 7, 2002.

Violations: 339.100.2 (10), (14), and (15), RSMo

On September 25, 2000, Cygan completed an application to renew her real estate license for the period of October 1, 2000 to September 30, 2002. Cygan asserted in her application that she met the appropriate continuing education requirements. That representation was false as Cygan had not completed the required 12 hours of approved continuing education courses.

**Darrah, Diane**

Olathe, KS

By Order of the MREC, Darrah's salesperson license was placed on probation for two years on June 7, 2002, with special conditions.

Violations: 339.100.2 (10), (14), (15), and (18), RSMo

On September 21, 2000, Darrah completed an application to renew her real estate salesperson license for the period of October 1, 2000 to September 30, 2002. Darrah asserted in her renewal application that she met the appropriate continuing education requirements. That representation was false as Darrah failed to complete three of the required nine hours of elective courses.

**Dillon, Herbert M. "Matt"**

Independence, MO

By Joint Stipulation with the MREC, Dillon's license was placed on probation for two years effective November 26, 2002.

Violations: 339.100.2 (10) and (14), RSMo 2000

Dillon was audited for verification that he had met his continuing education requirement. Dillon failed to obtain all of the required twelve hours of continuing education.

**Dougherty, Steven M.**

Brentwood, MO

By Disciplinary Order of the MREC, Dougherty's broker license was revoked effective April 19, 2002.

Violations: 339.100.2 (15) and (17), RSMo

On April 28, 2000, Dougherty pled guilty to Class B felony of possession with intent to deliver a controlled substance. He also pled guilty to Class A misdemeanor of possession of a controlled substance.

**Edgar, Shane Christopher**

Osage Beach, MO

By Order of the MREC, Edgar's license was placed on probation September 29, 2002 to run concurrent with his criminal probation or until he has successfully completed his criminal probationary period.

Violations: 339.100.2 (15) and (17), RSMo

On February 23, 2001, Edgar entered a plea of guilty to one felony count of conspiracy to distribute and possess with intent to distribute methylenedioxymethamphetamine (MDMA), a schedule I narcotic controlled substance.

**Eidson, Linda C.**  
Lebanon, MO

By Joint Stipulation with the MREC, Eidson's broker license was placed on probation for one year, with special conditions, effective May 3, 2002.

Violations: 339.100.2 (1), (3), (14), (15), and (18), RSMo

An audit conducted on Eidson's business records and escrow accounts revealed the following violations: 1) failure to register fictitious names with the Missouri Secretary of State and/or the MREC; 2) failure to notify the MREC of a change of address within ten days of the change; 3) changes made to the contract were not initialed by the buyer and/or seller; 4) the lease agreement did not include the rental rate or security deposit amount; 5) the related transaction was not identified on the deposit ticket of the escrow account; 6) the listing agreement did not identify the commission to be paid; 7) security deposits were maintained in the property management escrow account without the owner's written consent; 8) failure to collect the entire amount of a security deposit; 9) failure to timely deposit earnest money into escrow; 10) failure to provide the broker disclosure form to the parties of a transaction; 11) failure to retain voided checks; 12) the property management agreement did not contain all of the terms and conditions regarding the management of the property; and 13) the property was not properly identified on the sales contract and/or the listing agreement.

**Flathers, Shawn V.**  
Liberty, MO

By Order of the MREC, Flathers was issued a two-year probated real estate salesperson license on December 19, 2002.

Violations: 339.100.2 (15), (17), and (18),

RSMo

On August 4, 1997, Flathers pled guilty to one count of second degree burglary, one count of first degree tampering, and two counts of stealing over \$150.

**Frederick, Brent William**  
Chesterfield, MO

By MREC Order, Frederick was issued a one-year probated salesperson license on May 23, 2002.

Violations: 339.100.2 (15) and (17), RSMo

On or about November 18, 1999, Fredrick was convicted of one count of Assault in the Second Degree, a Class C felony.

**Phil Gardner School of Real Estate**  
Blackwater, MO

By Order of the MREC, upon re-accreditation of CE sponsorship, the Phil Gardner School of Real Estate will be placed on probation for three years.

Violations: 339.100.2 (2) and (14), RSMo; 4 CSR 250-10.030 (8); and 250-10.070 (3)

Phil Gardner School of Real Estate failed to submit class schedules to the MREC ten days prior to each course offering as required, and also failed to submit attendance rosters within ten days of completion of each course offering.

**Garges, Douglas E.**  
Springfield, MO

By Order of the Commission, Garges' license was suspended for one year effective April 25, 2002. However, the suspension was stayed and his license was placed on five years probation effective April 25, 2002.



Violations: 339.100.2 (17), RSMo

Garges failed to file tax returns for tax years 1994, 1995, and 1996. On November 1, 1999, in the United States District Court, Garges pled guilty to three counts of violating 26 USC section 7203.

**Goodin, Fred L.**  
Higginsville, MO

By Disciplinary Order of the MREC, Goodin's broker license was revoked on April 19, 2002.

Violations: 339.100.2 (14), RSMo and 4 CSR 250-8.170 (1)

Goodin failed to respond in writing within 30 days of the MREC's inquiry.

**Hall, Terry J.**  
Lonedell, MO

By Order of the MREC, Hall's probation was extended an additional two years - July 26, 2004 to July 26, 2006.

Violations: 339.020, RSMo

Hall's license had previously been suspended for a year followed by two years probation. The probation was scheduled to end July 26, 2004. During the period of his suspension, Hall was prohibited from conducting activity that required a real estate license. However, Hall, while conducting seminars, assisted in procuring prospective clients for Terry Hall Inc., Realtors, which conduct requires a license.

**Harris, Rickey**  
Bridgeton, MO

By Order of the MREC, Harris' license was suspended for two years effective December 21, 2002, followed by three years of probation.

Violations: 339.100.2 (2) and (15), RSMo

In 1990 Harris contacted and persuaded an investor to mortgage their home and loan the proceeds to him. He executed a promissory note for the loan and secured the note with a deed of trust for 8 properties he owned. He never filed the deeds of trust, and without the investor's knowledge, sold 6 of the 8 properties. Harris then failed to make the loan payments and foreclosure on the investor's home was initiated.

**Heglar, Christine F.**  
Arnold, MO

By Disciplinary Order of the MREC, Heglar's salesperson license was revoked on February 13, 2003.

Violations: 339.100.2 (10) and (14), RSMo

On or about September 26, 2000, Heglar completed an application to renew her real estate license for the period of October 1, 2000 to September 30, 2002. Heglar asserted in her renewal application that she met the appropriate continuing education requirements. That representation was false as Heglar failed to complete twelve (12) hours of required and approved CE courses. Heglar also failed to respond to written requests for proof of CE completion.

**Herrod, William**  
Florissant, MO

By Order of the MREC, Herrod's license will be placed on probation for one year immediately upon reactivation.

Violations: 339.100.2 (14), RSMo and 4 CSR 250-8.170 (1)

Herrod failed to respond, in writing, within thirty (30) days of receipt of correspondence from the MREC.

**Hillman, Harry Fred**  
Eureka, MO

By Joint Stipulation with the MREC, Hillman's broker license was placed on probation for two years effective January 2, 2003.

Violations: 339.100.2 (14), (15), and (18), RSMo

Hillman failed to provide proper supervision for a licensee associated with his company, which allowed a salesperson under his supervision to omit material facts about a property to potential purchasers. He and his salesperson also failed to obtain required signatures in order to release earnest money for a transaction that had fallen through.

**Hydar, Shannon G.**  
St. Louis, MO

By Disciplinary Order of the MREC, Hydar's license was revoked on April 7, 2003.

Violations: 339.100.2 (10), (14), and (15), RSMo

On or about September 27, 2000, Hydar completed an application to renew his real estate salesperson license wherein he asserted that he had "met the appropriate continuing education requirements". Upon request, Hydar failed to provide documentation evidencing his successful completion of the required 12 hours of continuing education within 30 days of the MREC's written request.

**Jenkins, Sheoni Lynette**  
Kansas City, MO

By Order of the MREC, Jenkins was issued a two-year probated real estate salesperson license on September 30, 2002.

Violations: 339.100.2 (15), (17), and (18), RSMo

On May 22, 1995, Jenkins pled guilty to the felony offense of stealing in the Circuit Court of Boone County, Missouri. Jenkins failed to disclose this conviction on her application.

**Jenkins, Charles E.**  
Kansas City, MO

By Disciplinary Order of the MREC, Jenkins' license was revoked on February 13, 2003.

Violations: 339.100.2 (14), RSMo

Jenkins' license had previously been placed on probation due to audit violations. During a follow-up audit the following was noted: 1) a shortage in the property management escrow account; 2) funds were disbursed from the property management account on behalf of owners' whose account balances were insufficient to cover the disbursements; 3) Jenkins serviced a loan through the property management escrow account without written permission from the owner/note holder; 4) several bank overdrafts were found in the property management escrow account; 5) Jenkins withdrew the full management fee from the property management account before the total month's rent had been collected; 6) the Commission was not notified of a change in escrow account; 7) Jenkins failed to retain necessary records; and 8) in five instances, the related transaction was not identified on each deposit ticket for the security deposit escrow account.

**Johnston, Elizabeth**  
St. Louis, MO

By Order of the MREC, on March 21, 2002, Johnston was issued a five-year probated real estate salesperson license, or until Johnston provides satisfactory evidence to the Commission that she has successfully com-

pleted her criminal probationary period, whichever comes first.

Violations: 339.100.2 (15) and (17), RSMo

On November 14, 1994, Johnson pled guilty to one count of theft.

**Keenan, Thomas John**  
St. Louis, MO

By Joint Stipulation with the MREC, Keenan's license was placed on probation for five years effective February 26, 2002.

Violations: 339.100.2 (1), (3), (14), (15), and (18), RSMo

Keenan was managing a property for an owner. Keenan received a check made payable to the brokerage from a relative of the owner. Keenan deposited this check into his personal account and failed to submit the funds to his broker.



**Al-Amery (formerly Klingseisen), Laura M.**  
St. Louis, MO

By Joint Stipulation with the MREC, Al-Amery's license was suspended for six months effective January 29, 2003, followed by two years probation, with special conditions.

Violations: 339.100.2 (2), (3), (5), (7), (8), (14), (15), (18), (22), and (23), RSMo

Al-Amery failed to enter into a written agency agreement with the buyer. She accepted monies from the buyer to purchase property. After purchasing the property she failed to place the buyer's name on the title and failed to quitclaim the property to the buyer until approximately eight months had elapsed. During the eight-month period she

collected additional money from the buyer earmarked for repairs, insurance, and utilities and failed to make the repairs or failed to properly account for the expenditures. Al-Amery managed said property without a written management agreement. The property realized a net income and Al-Amery never remitted these funds to the buyer. She purchased property on behalf of the buyer and guaranteed a future profit on the resale of the property. The property sold, but over three years later Al-Amery had not yet fully compensated the buyer.

Al-Amery, on at least one occasion, assisted and/or enabled two individuals, who were not licensed by the MREC, to perform the duties of a real estate salesperson. She paid unlicensed individuals commissions or other valuable considerations for their services in the purchase and/or sale of real estate.

Al-Amery placed an advertisement in a newspaper that contained a telephone number and did not include the company name. Nor did Al-Amery include information in the advertisement regarding her license status.

Al-Amery assisted buyers in misrepresenting their available cash balance to make it appear that the buyers had more available funds deposited in the bank than was the case. She assisted buyers in misrepresenting their available cash balance to aid the buyers in the loan verification process.

Al-Amery brokered the sale and/or purchase of condemned properties. Prior to showing the condemned properties she would remove, or cause the removal of, condemnation signs.

**Latta Enterprises Inc.**

**Latta, Thomas J**

Blue Springs, MO

By Order of the MREC, the licenses of Latta and Latta Enterprises Inc. were placed on probation for four years beginning December 21, 2002.

Violations: 339.100.2 (1), (3), (14), and (15), RSMo

An audit was conducted on the business records and escrow accounts of Latta Enterprises Inc. Latta was an officer and designated broker of Latta Enterprises Inc. The audit revealed the following: 1) the IRS levied a penalty of \$1,730.72 against a security deposit account maintained by Latta Enterprises Inc. for Latta's personal tax debt. The funds were not replaced for three years and eighteen days; 2) security deposits for properties owned by Latta were withdrawn from the security deposit account maintained by the company, and Latta deposited those funds in his personal account. Therefore, the funds were not maintained by Latta Enterprises Inc.; 3) disbursements were made to an owner without that owner having sufficient owner's funds in the account to cover the disbursements; 4) overages of \$2,098 and \$947.50 were found in the escrow accounts and these funds were transferred to the corporate operating account; 5) the MREC was not notified of changes of the account number or name of financial institutions where escrow accounts were maintained; 6) the fictitious name of Latta Real Estate Services, Inc. was not registered with the Secretary of State; 7) earnest money was not deposited and maintained in a sales escrow account; 8) failure to timely remit or account for earnest money funds; 9) shortages of \$52.57 and \$10.48 were found in property management escrow accounts; 10) loans from Latta Enterprises Inc. were recorded on management records but the funds were not deposit-

ed into the escrow account until up to 42 days later; 11) failure to retain complete copies of agency agreements and contracts; 12) failure to retain deposit tickets, cancelled checks, bank statements and voided checks; 13) the corporation did not sign management agreements; and 14) the property was not properly identified on the management agreement.

**Lee, Gregory A.**

St. Louis, MO

By Joint Stipulation with the MREC, Lee's license was placed on probation for two years effective July 8, 2002.

Violations: 339.100.2 (2), (10), (14), (15) and (18), 339.040.7, RSMo 2000

On June 27, 2000, Lee completed an application to renew his real estate license for the period of July 1, 2000 to June 30, 2002. Lee asserted in his renewal application that he met the appropriate continuing education requirements. This representation was false as Lee had completed the same course twice, thus, he had not completed the required 12 hours of approved continuing education courses.

**Lendman, Robert P.**

Grandview, MO

By Order of the MREC, Lendman was issued a five-year probated real estate broker license on May 31, 2002.

Violations: 339.100.2 (1), (3), (14), (15), RSMo

On or about November 18, 1995, Lendman received \$9,000 as earnest money to be applied toward the mortgage of real property being purchased. It was alleged that Lendman mishandled these funds.



**Mason, Scott A.**  
St. Louis, MO

By Order of the MREC, Mason was issued a two-year probated real estate salesperson license on July 26, 2002.

Violations: 339.100.2 (15), (17), and (18), RSMo

On July 13, 1983, Mason pled guilty to the offense of OWI (operating while intoxicated). In 1985 and on May 17, 2000, Mason pled guilty to DUI offenses (driving under the influence).

**Marcase, Tony**  
Blue Springs, MO

By Order of the MREC, Marcase's license was placed on probation for three years effective December 21, 2002.

Violations: 339.100.2 (17) and (18), RSMo

On or about April 19, 2002, Marcase entered a plea of guilty to aiding and abetting the conducting of an illegal gambling business, and knowingly and willfully making a false, fraudulent, and fictitious material statement to FBI agents.

**Matlock, Robert Jr.**  
Kansas City, MO

By Order of the MREC, Matlock was issued a two-year probated real estate salesperson license on December 19, 2002.

Violations: 339.100.2 (15), (17), and (18), RSMo

On September 4, 1997, Matlock pled guilty to possession with intent to distribute heroin.

**Mayer, David N.T.**  
Ballwin, MO

By Order of the MREC, on March 21, 2002, Mayer was issued a three-year probated real estate salesperson license, or until Mayer provides satisfactory evidence to the Commission that he has successfully completed his criminal probationary period, whichever comes first.

Violations: 339.100.2 (15) and (17), RSMo

On September 9, 1998, Mayer pled guilty to one count of felony assault in the first degree and one count of felonious restraint.

**McManus, Kara D.**  
Foley, MO

By Order of the MREC, on April 5, 2002, McManus was issued a two-year probated real estate salesperson license, or until McManus provides satisfactory evidence to the Commission that she has successfully completed her criminal probationary period, whichever comes first.

Violations: 339.100.2 (15) and (17), RSMo

On March 2, 1998, McManus pled guilty to felony possession with the intent to deliver a controlled substance.

**Milan, Clarence**  
Kansas City, KS

By Disciplinary Order of the MREC, Milan's salesperson license was revoked on February 13, 2003.

Violations: 339.100.2 (10) and (14), RSMo

On or about September 25, 2000, Milan completed an application to renew his real estate license for the period of October 1, 2000 to September 30, 2002. Milan asserted in his

renewal application that he met the appropriate continuing education requirements. That representation was false as Milan failed to complete six of the required twelve hours of required and approved CE courses. Milan also failed to respond to the Commission's written request for proof of CE completion.

**Terrace Management Services**  
**Moseley, Richard F.**  
Kansas City, MO

By Joint Stipulation with the MREC, the corporate license of Terrace Management Services, and Moseley's license were placed on probation for three years effective February 20, 2003.

Violations: 339.100.2 (14), RSMo

An audit of the company's records revealed: 1) a property management escrow account and a security deposit escrow account were not registered with the MREC; 2) the MREC was not notified within 15 days of changes of financial institutions and/or account numbers for a property management escrow account and also a security deposit escrow account; 3) both overages and shortages were found in the property management escrow account due to mismanagement of funds; 4) unidentified overages were found in the security deposit escrow account; 5) records necessary to determine the adequacy of a security deposit escrow account and a property management escrow account were not maintained; 6) the licensees did not timely account for and remit amounts due to the owner; 7) the fictitious name of Terrace Management was not properly registered with the Secretary of State at the time of the audit; 8) the licensees failed to provide the MREC with a copy of the required registration from the Secretary of State's office; and 9) in three leases, the licensees failed to disclose their brokerage relationship in writing.

**Naylor, Alan Grayson**  
Raymore, MO

By Order of the MREC, on July 26, 2002, Naylor was issued a three-year probated real estate salesperson license, or until he provides satisfactory evidence to the Commission that he has successfully completed his criminal probationary period, whichever comes first.

Violations: 339.100.2 (15), (17), and (18), RSMo

On May 6, 1991 and August 18, 1992, Naylor was found guilty of driving while intoxicated. On October 4, 2001, he pled guilty to felony driving while intoxicated.

**Page, Carol M.**  
St. Louis, MO

By Order of the MREC, Page was issued a five-year probated real estate salesperson license on December 24, 2002.

Violations: 339.100.2 (15), (17), and (18), RSMo

On or about March 5, 2002, Page pled guilty to a class D felony of passing a bad check.

**Pickens, Jason**  
St. Louis, MO

By Disciplinary Order of the MREC, Pickens' license was revoked on April 7, 2003.

Violations: 339.100.2 (10), (14), and (15), RSMo

On or about September 18, 2000, Pickens completed an application to renew his real estate salesperson license wherein he asserted that he had "met the appropriate continuing education requirements". Upon request,

Pickens failed to provide documentation evidencing his successful completion of the required 12 hours of continuing education within 30 days of the MREC's written request.

**Rice, Lucy J.**

Columbia, MO

By Order of the MREC, on March 21, 2002, Rice was issued a five-year probated real estate salesperson license, or until Rice provides satisfactory evidence to the Commission that she has successfully completed her criminal probationary period, whichever comes first.

Violations: 339.100.2 (15) and (17), RSMo

On November 17, 2000, Rice pled guilty and received a suspended imposition of sentence for peace disturbance. On August 4, 1997, Rice pled guilty to two alcohol related traffic offenses. On January 4, 1995, Rice pled guilty to driving with an excessive blood alcohol content-prior offender, and on April 29, 1994 she pled guilty to driving while intoxicated.

**Roberts, James**

**Roberts Realty Company, Harold E.**

St. Louis, MO

By Joint Stipulation with the MREC, the licenses of James Roberts and Harold E. Roberts Realty Company were placed on probation for five years effective March 14, 2002, with special conditions.

Violations: 339.100 (14) and (18), RSMo

An audit of the records of Harold E. Roberts Realty Company revealed, in part, the following violations: 1) Escrow accounts contained identified and unidentified overages and shortages; 2) On 11 occasions funds were disbursed from the escrow accounts for

owners when the owner did not have sufficient funds in the account to cover the disbursement; 3) Escrow account funds representing security deposits were not consistent with the amount of the security deposit specified in the lease; 4) Failed to maintain and retain records; 5) Failed to reconcile escrow account records on a regular basis; 6) Security deposit reports were inadequate; 7) Tenant renewal and set up fees were not removed from the escrow account in a timely fashion; 8) Failed to provide the broker disclosure form; 9) Failed to specify the licensees' duties and obligations in management agreements; 10) Failed to disclose their agency relationship in writing; and 11) Failed to register fictitious names with the MREC and the Secretary of State's office.

**Rogers, Selena B.**

Lake St. Louis, MO

By Order of the MREC, Rogers' salesperson license was revoked effective September 29, 2002.

Violations: 339.100.2 (1), (3), (14), and (15), RSMo

Rogers represented herself as a real estate broker when in fact she was licensed as a salesperson. She received earnest money from a buyer and failed to deposit it into an escrow account. Instead, Rogers deposited the money in an "investment group", and she forged the buyer's signature on a money order. Rogers also collected rent payments in 1999 on a lease-to-own agreement for approximately eleven months, and failed to insure that the rent monies were used to pay the mortgage on the property causing the foreclosure of the mortgage. Rogers has not returned the funds to the buyer.

**Sanford, Mary Lynn**  
Reeds Spring, MO

By Joint Stipulation with the MREC, Sanford's license was placed on probation for two years effective January 17, 2003, with special conditions.

Violations: 339.100.2 (10) and (14), RSMo 2000

Sanford signified on her renewal application that she had "met the appropriate continuing education requirements". Although Sanford indicated she had met the continuing education requirements, she failed to submit proof that she had completed the required continuing education. A written request was sent to Sanford requiring her to complete a Missouri broker course and provide evidence of completion. She failed to respond to the MREC's request within the required time frame.

**Scott, Stephen S.**  
Gravois Mills, MO

By Disciplinary Order of the MREC, Scott's license was suspended for one year. The suspension was stayed and Scott's license was placed on three years probation, with special conditions on May 19, 2003.

Violations: 339.100.2 (10) and (14), RSMo

On or about September 25, 2000, Scott completed an application to renew his real estate salesperson license wherein he asserted that he had "met the appropriate continuing education requirements". Scott failed to provide documentation evidencing his successful completion of the required 12 hours of continuing education within 30 days of the MREC's written requests.

**Shakur, Bahiya H.**  
Kansas City, MO

By Order of the MREC, on July 22, 2002, Shakur was issued a three-year probated real estate salesperson license, or until she provides satisfactory evidence to the Commission that she has successfully completed her criminal probationary period, whichever comes first.

Violations: 339.100.2 (15), (17), and (18), RSMo

On January 23, 1990, Shakur was found guilty of conspiracy to distribute cocaine and cocaine base, possession with intent to distribute 50 grams or more of cocaine base, use of firearms in relation to possession with intent to distribute cocaine base, money laundering and money structuring.

**Smith, Karen Denise**  
Bellefontaine, MO

By Joint Stipulation with the MREC, Smith's license was placed on probation for two years effective June 27, 2002.

Violations: 339.100.2 (2), (6), (14), (15), and (18), RSMo 2000

Smith performed in the capacity of a dual agent without the consent, knowledge, or approval of all parties to the transactions. She executed an addendum wherein additional terms were introduced and integrated into an existing residential real estate contract. On the contract addendums Smith altered, forged, and/or falsified the signatures of the seller and the buyer, and she failed to secure their initials on the documents.

**Spears, Gordon D.**  
St. Louis, MO

By Order of the MREC, Spears was issued a

five-year probated real estate salesperson license on December 19, 2002.

Violations: 339.100.2 (15), (17), and (18) RSMo

On September 11, 1997, Spears pled guilty to two counts of intentionally distributing in excess of five grams of cocaine base (crack cocaine).

**Stockdale, Michael P.**  
St. Peters, MO

By Order of the MREC, Stockdale's salesperson license was revoked effective September 29, 2002.

Violations: 339.100.2 (15) and (17), RSMo

In 2001 Stockdale entered a plea of guilty in the United States District Court for the Eastern District of Missouri to four counts of mail fraud, and two counts of misuse of a social security number.

**Suttington, Gregory**  
Kansas City, KS

By Disciplinary Order of the MREC, Suttington's license was revoked on February 13, 2003.

Violations: 339.100.2 (10) and (14), RSMo

On or about September 28, 2000, Suttington completed an application to renew his real estate salesperson license for the period of October 1, 2000 to September 30, 2002. Suttington asserted in his application that he met the appropriate continuing education requirements. That representation was false as Suttington had not completed twelve (12) hours of approved continuing education courses. Suttington also failed to respond to the Commission's written request for proof of CE completion.

**Taylor, Jason**  
Florissant, MO

By Order of the MREC, Taylor was issued a three-year probated real estate salesperson license on December 24, 2002.

Violations: 339.100.2 (15), (17), and (18), RSMo

On or about April 11, 2001, Taylor pled guilty to conspiracy to distribute and/or possess with the intent to distribute cocaine and cocaine base.

**Thompson, John Bernard**  
Laredo, TX

By Disciplinary Order of the MREC, Thompson's license was revoked on April 7, 2003.

Violations: 339.100.2 (10) and (14), RSMo

On or about September 25, 2000, Thompson completed an application to renew his real estate salesperson license wherein he asserted that he had "met the appropriate continuing education requirements". Upon request, Thompson failed to provide documentation evidencing his successful completion of the required 12 hours of continuing education within 30 days of the MREC's written request.

**Thomas, Mark A.**  
Lees Summit, MO

By Disciplinary Order of the MREC, Thomas' license was revoked on February 13, 2003.

Violations: 339.100.2 (10) and (14), RSMo

On or about September 1, 2000, Thomas completed an application to renew his real estate salesperson license for the period of



October 1, 2000 to September 30, 2002. Thomas asserted in his application that he met the appropriate continuing education requirements. That representation was false as he had not completed 12 hours of approved continuing education courses, and he failed to respond to written requests for proof of CE completion.

**Wheat, Thomas W.**  
Salem, MO

By Order of the MREC, Wheat's salesperson license was revoked effective April 25, 2002.

Violations: 339.100.2 (10) and (14), RSMo

Wheat renewed his salesperson license on or about July 17, 2000. Wheat asserted in his renewal that he had obtained the appropriate continuing education requirements when he had not completed the requirements.

**Williams, Jason J.**  
Grandview, MO

By Order of the MREC, Williams' license was revoked effective April 25, 2002.

Violations: 339.100.2 (15) and (17), RSMo

In June 2000 Williams was found guilty by plea of unlawful use of a weapon, a class D felony criminal offense.

**Williams, Yvonne S.**  
Lee's Summit, MO

By Settlement Agreement with the MREC, Williams' license was placed on probation for two years effective August 14, 2002.

Violations: 339.100.2 (2), (4), (14), and (18), RSMo 2000

Williams acted as a buyer's agent without having a written buyer's agency agreement.

She prepared a written offer to purchase identifying herself as a dual agent, when in fact she didn't have a written brokerage service agreement. Williams allowed the buyer to move into the property without the knowledge or consent of the owner. She lent the buyer money at closing and failed to inform the lender or closing agent. She also failed to amend the settlement statement at closing to identify the loan and the third deed of trust which secured the loan.

**Young, Marvin**  
Florissant, MO

By Disciplinary Order of the MREC, Mr. Young's salesperson license was revoked effective April 19, 2002.

Violations: 339.100.2 (15) and (17), RSMo

On April 6, 2001, Young pled guilty to two counts of statutory sodomy in the first degree, one count of sexual misconduct involving a child, one count of child molestation in the first degree, and one count of endangering the welfare of a child in the first degree.

**Walrath, Jacquelyn M.**  
Springfield, MO

By Settlement Agreement with the MREC, Walrath's license was suspended for three years effective August 15, 2003, followed by two years probation.

Violations: 339.100.2 (1), (3), (5), (14), (15), and (18), RSMo 2000

Walrath entered into a contract to purchase real property. Financial figures on the copy of the sales contract submitted to Walrath's broker varied from the figures on the seller's copy of the contract. No earnest money for the transaction was given to Walrath's broker. The broker had an addendum to the contract

removing the earnest money deposit requirement. The sellers denied signing the addendum. Walrath's broker was in possession of an Authorization to Show Property that contained the sellers' names and initials. The sellers had not signed or initialed this document.

**Wings, Gregory J. Jr.**  
Ferguson, MO

By Order of the MREC, Wings was issued a three-year probated real estate broker license on December 24, 2002.

Violations: 339.100.2 (15), (17), and (18), RSMo

On or about May 13, 2002, Wings pled guilty to the class D felony of attempted stealing of property having a value of at least \$750.

**Zhang, James Pei**  
**Better House Realty Company**  
Ballwin, MO

By Joint Stipulation with the MREC, the licenses of Zhang and Better House Realty Company were placed on probation for three years, effective April 25, 2002.

Violations: 339.100.2 (14) and (22), RSMo

Zhang attempted to have commissions due on transactions completed through his prior broker paid to his new company instead of his former broker. Zhang also allowed an unlicensed individual to host open houses, for which the individual was compensated.

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